

LAND RECORDS COMMITTEE MEETING
September 8, 2015
Oneida County Courthouse
Second Floor – Committee Room 2
Rhinelander, Wisconsin 54501

Committee Members	Lisa Zunker	Sonny Paszak
Mike Timmons	Jim Intrepidi	Greg Oettinger

Call to Order and Chair's announcements.

Chairman Intrepidi called the meeting to order at 9:30 A.M. in accordance with the Open Meeting Law noting that the meeting notice had been properly posted and the room is handicap accessible. All members were present.

Approve agenda for today's meeting.

Motion/Timmons/Zunker to approve today's agenda with the opportunity to move items around as necessary. All ayes.

Approve minutes of Land Records August 11, 2015 minutes.

Motion/Paszak/Timmons to approve minutes for the August 11, 2015 meeting as presented. All ayes.

Staff members' attendance at land-related meetings/seminars.

Motion/Timmons/Zunker to approve Franson's attendance at the WRDA Fall conference in Manitowoc October 7-9. All ayes.

Motion/Paszak/Timmons to approve Real Property Lister's attendance at the WRPL Annual Convention in Eau Claire September 22 – 24 and Romportl's attendance at the WLIA in October in Oshkosh, both are included in Land Information budget. All ayes.

Motion/Paszak/Zunker to approve Hilgendorf's out-of-state attendance at a meeting with New World Communications in Minnesota with the costs to be covered by the Sheriff's Department's. All ayes.

Monthly bills, line item transfers, purchase orders, budget surveys, budget hearings, reports, plans, non-budgetary item requests.

Motion/Paszak/ Timmons to approve monthly bills for Register of Deeds Office as presented. All ayes.

Motion/Timmons/Paszak to approve line item transfer of \$708.00 for Register of Deeds Office as presented which is covered by the budget. All ayes.

Motion/Paszak/Timmons to approve monthly bills for Land Information Office as presented. All ayes.

Motion/Paszak/Oettinger to approve line item transfers in the amount of \$163,789.00 for Land Information Office, Register of Deeds Office & ITS as presented by Land Information. All ayes.

2016 Budget request for both Land Information Office and Register of Deeds Office and continuing appropriations accounts.

Motion/Timmons/Zunker to approve Register of Deeds 2016 budget as presented and forward to the Administration Committee. All ayes.

Motion/Oettinger/Zunker to approve Land Information Office 2016 budget as presented forward the Administration Committee. All ayes.

Motion/Paszak/Zunker that the Land Records Committee approves the projections of the continuing appropriations budgets as presented by the Land Information Office and Register of Deeds Office. All ayes.

Register of Deeds E-Recording.

Motion/Zunker/Paszak for Franson to purchase software necessary for the Register of Deeds office for electronically recording of documents in the amount of \$20,000, installation for \$2,000 and annual maintenance for \$4,000 upon contract approval by Corporation Counsel. All ayes.

Update on Heal Creek property, Oneida County land Town of Crescent Sections 10, 14 & 15 Township 36 North Range 8 East.

The signed offer to purchase documents dated August 1 are completed. City and Hodag Sports Club now have until March 1, 2016 to make final payments and the County needs to do some survey work.

LTE request for land survey work.

Motion/Paszak/Oettinger to hire a private surveyor working under Romportl to do the survey work marking the line between the Hodag Sports Club and the City property at the Heal Creek property and, if needed, to also do some work for Forestry in the County Forest all at \$30 per hour for an approximate total of 200 hours. All ayes.

Update on parcel number LT 11 east of Poplar Rd., Section 1, Township 38 North, Range 7 East, Town of Lake Tomahawk.

The Town Chairperson spoke with the landowner requesting the vacation and they agreed to just let the property be the way it currently is with no vacation and the landowners will continue to maintain the access as they have in the past.

Resolution for the purchase of Outlots 1&2 of Certified Survey Map V19 P4288 100 W Keenan St, City of Rhinelander, acquiring land and related easements.

Motion/Timmons/Oettinger to forward the proposed resolution on to county board as a consent agenda item to finalize the sale of Outlots 1&2 of Certified Survey Map V19 P4288, City of Rhinelander and other necessary documents and easements to/from the county and the purchaser. All ayes.

2016 Wis Land Information Grant Application and update of plan. The application material for a 2016 Wisconsin Land Information Grant that is due in December 31 has been received. It will entail submitting an update of the Land Information five-year plan with and the grant application. The grants are for training and education \$1000, base budget for around \$20,000 and a strategic initiative grant for up to \$50,000 to be used specifically for land records needed to be completed by the County for the state wide initiative. The grants likely would be awarded sometime in 2016. Motion/Zunker/Oettinger for Romportl to complete whatever necessary for the application of the grant and to update the Land Information five-year plan. All ayes.

Update of legal description and title for tax foreclosed property Cassian 574-5 located in the SE-SW, Section3, Township 37 North, Range 7 East.

The signed documents from the adjoining landowner north of CA 574-5, where the well is presently located, were received and once all documents are recorded it will clear up the title issue for CA 574-5.

Update on GIS server upgrade and contract amendment.

The server is completed and the new county land records website is up and running internally but it will not be released until ITS upgrades the bandwidth capacity for the County. Romportl recommended closing out the current contract with Geographic Information Services Inc and then continue a working relationship as a Consultant as issues arise or enhancements are needed. Motion/Timmons/Oettinger to close the current contract with Geographic Information Services Inc. All ayes.

Wisconsin Headwaters Invasives Partnership (WHIP) request for mapping support.

Motion/Paszak/Zunker to authorize the Land Information Office to support and assist the Land Conservation Office with their involvement with the WHIP grant for mapping which could involve 20-30 staff hours over the next two years. All ayes.

10:00 AM Opening of the September 4, 2015 deadline for bids on tax foreclosed properties and discuss/act/award bids.

The properties were advertised in the Northwoods River News legal section and in other area newspapers classified sections and letters were sent to the town clerks per statute requirements in addition to the numerous people in the Land Information mailing and email database. All bids listed below were received on time at the County Clerk's office. Romportl also pointed out that in the advertisement of the properties it has stated "If a municipality expresses an interest in obtaining a property, the County will evaluate the request before making a final determination to convey the property to others". The bids received were opened and accepted as shown below. Motion/Timmons/Paszak recommends awarding to the highest bidder as shown below for each property and to accept the second highest bidder in case the highest one does not complete their sale. All ayes.

MI 4528	John & Sherry De Noyer Larry & Julie Jankowski Laitia & Amanda Vateitei	Highest bid of \$23,875.00 Second highest bid of \$20,101.00. Third bid \$17,385.00.
WR 1776 & WR 1777	Donald & Gloria Brody Gary & Barbara Ovans Trust	Highest bid of \$5,189.89 Second highest bid of \$4,500.00.

There were no bids received for the following 5 parcels that had also been offered in the sale: CA 574-5, CA1291, CA1293, CA1510 & PE 111-14.

Resolutions to sell tax foreclosed properties to be forwarded to County Board.

Motion/Zunker/Timmons to approve the consent resolution for the highest bidders shown above and to forward the resolution on to county board. All ayes.

Setting Minimum bids and sale date of tax foreclosed properties.

Motion/Paszak/Timmons to set the following minimum bids as discussed as well as with any preferences indicated with the exception of MO 587-11 being held from this sale. The bid deadline set for October 30, 4PM with bid opening for November 3, 2015. PL 235-10 to be taken up in a separate motion. All ayes.

Parcel #s	Fair Market Value (FMV)	Minimum Bid	Reason difference between Fair Market Value (FMV) as listed in tax roll & Minimum Bid.
CA 574-5	\$215,300.00	\$99,000.00	Offered twice before no bids, boundary issue now cleared up.
CA 1291	\$34,800.00	\$7,900.00	Due to having been offered previously with no bids received, set minimum bid of \$7,900.00.
CA 1293	\$41,400.00	\$12,900.00	Due to having been offered previously with no bids received, set minimum bid of \$12,900.00.
CA 1510	\$57,800.00	\$24,900.00	Due to having been offered previously with no bids received, set minimum bid of \$24,900.00.
CR 382	\$800.00	800.00 \$500.00 \$300.00	Minimum bid set at the assessed value of \$800.00 for whole parcel or \$500 for the eastern portion and \$300 for the western portion. Preference to adjoiner(s).
MI 1813-7	\$47,500.00	\$47,500.00	
MI 4884-1	\$200.00	\$200.00	Preference to adjoiner

MO 587-11			On hold from this tax foreclosure proceedings.
NO 541-5B	\$10,000.00	\$10,000.00	
PE 41-9	\$300.00	\$300.00 \$150.00 \$150.00	Minimum bid set at the assessed value of \$300.00 for whole parcel or \$150 for the eastern portion and \$150 for the western portion. Preference to adjoiner(s).
PE 111-14		\$7,900.00	Due to having been offered previously with no bids received, set minimum bid of \$7,900.00.
PE 320	\$31,000.00	\$31,000.00	
PL 235-10	\$800.00		See separate motion for minimum bid set on this parcel.
RH 1768	\$54,400.00	\$22,500.00	There was a fire in the house therefore committee set minimum bid below assessed value to recover back taxes, penalties, interest, special charges and 2015 taxes.
RH 3468-1	\$21,000.00	\$21,000	
SU 960	\$300.00	\$300.00	

Parcel PL 235-10 is part of a strip of excess right-of-way that was previously conveyed to the adjoiner, but due to the strip not being included in a bank foreclosure, title remained in the previous owner's name and did not pay the taxes on it.

Motion/Zunker/Oettinger Preference to adjoiner and to set minimum bid below the \$800 assessed value for PL 235-10 with restriction of no building allowed on it unless purchased by the adjoiner and set minimum bid at \$100 since that is the set cost in order to acquire excess right-of-way parcels and then to subject the parcel to an easement if needed. All Aye.

Update of United States Geological Services (USGS) grant to acquire LiDAR data.

Romportl is still working with USGS concerning the county's application for a \$35,000.00 grant that has been submitted. USGS received the data and sent a letter outlining issues that need to be addressed before they would accept the data. Romportl is working with Ayres, the Contractor who created the LiDAR data for the county, to look into the issues.

Public Comment/Communications.

None present

Date of next meeting and items for agenda.

October 13, 2015

Adjournment.

Motion/Timmons/Oettinger to adjourn the meeting at 11:25 A.M. All ayes.

Jim Intrepidi

Chair Land Records

Michael J. Romportl,

Staff Chair